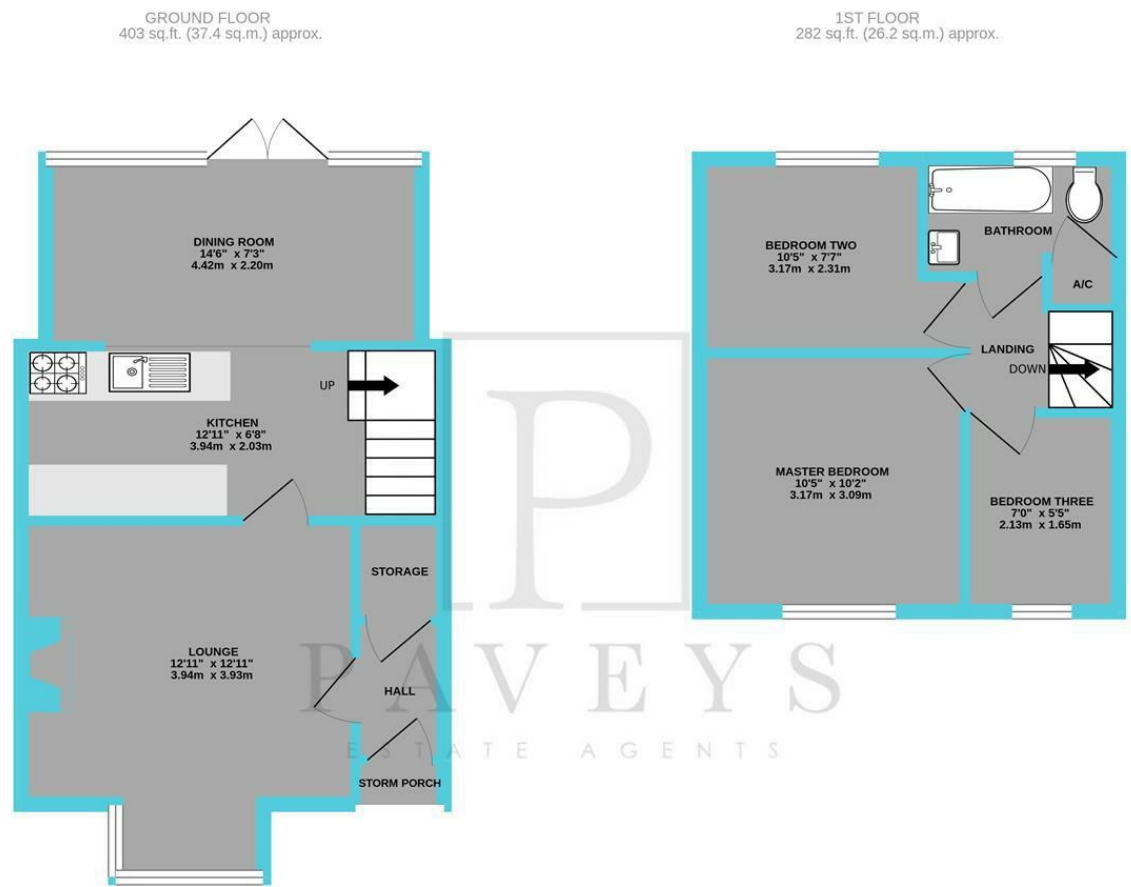


29, St. Marys Road
Frinton-On-Sea, CO13 9HT

Price £319,995 Freehold

A GORGEOUS OLDER STYLE SEMI DETACHED HOUSE in a sought after location INSIDE THE FRINTON GATES and a short stroll from the beach and all amenities. This charming character property has been extended and beautifully refurbished with the addition of a new modern kitchen and dining area, newly fitted bathroom suite, window shutters and wood burner. The property has been completely redecorated from top to bottom and there are many original period features which have been enhanced. The property offers an attractive lounge, kitchen & dining area, three first floor bedrooms and bathroom. Outside is a private West facing garden and to the front a hard standing area (no drop kerb). St Mary's Road is conveniently positioned within walking distance to Connaught Avenue and Frinton Railway Station. Call Paveys today to arrange your appointment to view.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92 plus) A	90
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

TOTAL FLOOR AREA - 684 sq.ft. (63.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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ENTRANCE HALL

Wooden entrance door to front aspect, wood flooring, cloaks cupboard, radiator.

LOUNGE 12'11 into bay x 12'11 (3.94m into bay x 3.94m)

Double glazed box bay window to front, fitted shutters, wood flooring, feature open fireplace inset wood burner and hearth, coved ceiling, picture rail, TV point, radiator.

OPEN PLAN KITCHEN & DINING AREA 12'11 x 6'8 (3.94m x 2.03m)

Modern white fronted over and under counter units, work tops with matching splash backs, inset sink and drainer with mixer tap. Built in oven, electric hob with extractor over, integrated fridge freezer. Laminate flooring, smooth ceiling, spot lights, stair flight to First Floor, built in storage cupboard housing wall mounted boiler (not tested) open access to Dining Area, upright radiator.

DINING AREA 14'6 x 7'3 (4.42m x 2.21m)

Double glazed French doors to rear garden, double glazed windows to rear, laminate flooring, smooth ceiling, spot lights, radiator.

LANDING

Fitted carpet, coved ceiling.

MASTER BEDROOM 10'5 x 10'2 (3.18m x 3.10m)

Double glazed window to front, fitted carpet, picture rail, radiator.

BEDROOM TWO 8' x 7'7 (2.44m x 2.31m)

Double glazed window to rear, fitted carpet, picture rail, radiator.

BEDROOM THREE 7' x 5'5 (2.13m x 1.65m)

Double glazed window to front, fitted carpet, picture rail, radiator.

BATHROOM

Modern white suite comprising low level WC, vanity wash hand basin and bath with mixer taps, glass screen and electric shower over. Double glazed window to rear, tiled flooring, part tiled walls, upright radiator.

OUTSIDE FRONT

Walled garden with lawn area, shrub border, gated driveway (no drop kerb), gated access to rear.

OUTSIDE REAR

Private West facing garden, paved patio area, lawn area with flower and shrub borders, timber shed, panel fencing, gated access to rear.

IMPORTANT INFORMATION

Council Tax Band: B

Tenure: Freehold

Energy Performance Certificate (EPC) rating: D

The property is connected to electric, gas, mains water and sewerage.

DISCLAIMER

These particulars are intended to give a fair description of the property and are in no way guaranteed, nor do they form part of any contract. All room measurements are approximate and a laser measurer has been used. Paveys Estate Agents have not tested any apparatus, equipment, fixtures & fittings or all services, so we can not verify if they are in working order or fit for purpose. Any potential buyer is advised to obtain verification via their solicitor or surveyor. Please Note: the floor plans are not to scale and are for illustration purposes only.

MONEY LAUNDERING REGULATIONS 2003

Paveys Estate Agents will require all potential purchasers to provide photographic identification, alongside proof of residence when entering into negotiations regarding one of our properties. This is in order for Paveys Estate Agents to comply with current Legislation.